

## MATHEWSON WATERS ARCHITECTS

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**Proposed single-storey extensions and detached garage/carport,**

**At:**

**Braefel, Startley, Chippenham. SN15 5HG**

### Design & access statement



*Aerial view of the application property, (Braefel is in the centre of the image) showing its immediate context.  
(Google Earth)*

**Introduction:**

This application seeks Householder planning consent on behalf of Mr & Mrs Martin for single-storey extensions and improvements to the existing bungalow, and for the introduction of a detached garage and carport suitable for modern domestic cars.

**The application site:**

The curtilage of the application site is an area of garden and domestic buildings of approximately 0.15 Hectares. The plot is reasonably level and mostly laid to lawn.



*View of the entrance to the application property from the main road.*

*(Google Streetview)*

**Design information:**

**Scale & amount of development:**

The proposed extensions would have ridge heights lower than the existing height of the bungalow and would therefore be subordinate to the scale and height of the existing dwelling.

The gross-internal floor area of the existing dwelling is: 150m<sup>2</sup>.

The gross-internal floor area of the proposed extended dwelling would be: 183m<sup>2</sup>.

This would represent only a 22% increase in gross-internal floor area.

The proposed garage/carport would have a gross-internal floor area of 34m<sup>2</sup> and a ridge height of 5m.

**Appearance:**

The existing bungalow is rather tired in its appearance and is in much need of refurbishment and improvement, particularly to its architectural character and 'presence'.

The combination of artificial stone cladding, render, flat-roofed garage and poor-quality porch and side summer room, all lend the bungalow a dated character typical of the 1980s and early 1990s.

The proposed extensions and improvements would introduce a stronger entrance canopy with Oak posts and stone gable; There would be rear and side extensions to improve the kitchen and family areas so that there is more usable space and a better relationship with the attractive rear garden; The side summer room would become better-quality living accommodation and the flat-roofed garage would be replaced with a continuation of the main pitched roof to accommodate a bathroom and garden store.

Facing materials would utilise stone where appropriate and the roof would be a traditional tile or slate.

The proposed garage & carport would be deliberately low-key in order to reflect the appearance of a small rural outbuilding, so would utilise wooden cladding and oak posts. Its appearance would help to ensure that the garage appears as subordinate to the bungalow.

**Access:**

In terms of vehicular and pedestrian access, the existing access from the road serving Braefel would be retained and improved.

The existing parking provision would be improved as a result of the proposed garage and carport and the more practical driveway layout.

The proposed location of the garage/carport is within the large front garden close to the northern boundary. This is the optimum location for the garage as it enables convenient and practical parking & turning without using too much of the front garden, and thereby minimising the amount of hardstanding required.

This frontal position of a garage is fairly typical within the local context of linear development, and the following aerial view of the village shows other examples of domestic garages sited within front gardens.....each one marked with a pink circle.



*Aerial view of the village,  
marked with pink circles to  
illustrate where properties  
have their garage  
positioned within the front  
garden of their plot.*

*Braefel is indicated with a  
red outline.*

*(Google Earth)*

**Flood-risk:**

The application site is within flood zone 1 and is therefore not at risk of flooding.

**Ecology:**

Mr & Mrs Martin would wish to introduce measures to encourage roosting bats and birds and would be happy to receive advice from the council's ecologist in this regard.

**Landscaping:**

The garden area around the improved bungalow would have flagstone paths and planted borders to suit the footprint of the property.

**Summary:**

This proposal is a modest opportunity to bring new 'life' to a tired bungalow in a manner that would improve not only the accommodation to suit modern family needs but also its architectural quality and appearance.

The improvements to the parking and turning associated with the new garage would also enhance the practical and aesthetic quality of the property frontage.

Howard Waters RIBA

BA; BArch; MSc(*Conservation of Historic Buildings*)

*For and on behalf of Mathewson Waters Architects LLP*

*7<sup>th</sup> February 2026*